

NOTICE OF DECISION

Town and Country Planning Act 1990



Salmon Planning Company
2 Priory Road
Wells
Somerset
BA5 1SY

Application Number: 17/P/1351/O

Category: Outline application

Application No: 17/P/1351/O
Applicant: Mr A Mackenzie
Site: Land Off Purn Way , Bleadon , BS24 0QF
Description: Outline application for residential development of up to 16 dwellings and access with all other matters reserved for subsequent approval

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** consent for the above development for the following reason(s):-

- 1 The proposal is contrary to the North Somerset Core Strategy in that it consists of development outside the settlement boundary of an infill settlement as defined in Core Strategy Policy CS33 where development is strictly controlled in order to protect the character of the rural area and to prevent unsustainable development.
- 2 In the absence of evidence to demonstrate that the proposal would not have an adverse impact on the biodiversity of the area the proposal is considered to conflict with North Somerset's Core Strategy policy CS4 and Site and Policies Plan Part 1, Development Management policy DM8; The North Somerset and Mendip Bats Special Area of Conservation : Guidance on Development SPD (2018) and paragraphs 99 and 103 of OPDM Circular 06/2005.
- 3 The proposal fails to demonstrate that it would not increase the risk of flooding downstream from the site and that it has had regard to the need to mitigate surface water run off through the application of sustainable drainage measures or that these are not practical or that the scheme would not be viable with their application and therefore the proposal would be contrary to North Somerset Core Strategy Policy CS2 and Policy DM1 of the Sites and Policies Plan Part 1-Development Management Policies July 2016.

Advice Note(s):

- 1 Refused plans/documents: The plans/documents that were formally considered as part of this application are as follows:

Site Layout Plan drawing No. PL3783/4 Rev E
Vehicle Swept Path Analysis drawing Nos. 0805- 003 & 004 received 14/0817

Photographic Illustrations dated April 2017
Design and Access Statement dated April 2017
Energy and Resources Statement dated April 2017
Ecological Appraisal Reference: S1109.025 Issue One dated 22 March 2017
Arboricultural Technical Note
Affordable Housing Statement dated April 2017

Date: 17th April 2018
Signed:



Director of Development &
Environment

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.

NOTES RELATING TO A DECISION TO REFUSE PERMISSION

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY.

Appeals

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or by any of the conditions, then you can appeal to the Secretary of State for the Environment in accordance with the provisions of Town and Country Planning Act 1990. If this is a decision to refuse planning permission for a householder application ¹ or shopfront proposal and you want to appeal, then you must do so **within 12 weeks** of the date of this notice. If this is a decision to refuse Advertisement Consent then you must submit your appeal **within 8 weeks** of the date of this notice. In all other cases if you want to appeal against your local planning authority's decision then you must do so **within 6 months** of the date of this notice.

Appeals must be made using a form, which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can be submitted electronically using the Planning Portal at www.gov.uk/appeal-planning-inspectorate.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of a Development Order or to directions given under it. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

How to get our advice

It is well worth contacting the officer who dealt with your application to see if an alternative solution can be reached which would avoid the need for an appeal. Should you require our written advice prior to submitting a new application please be aware that there is normally a fee for such requests. Details of how to obtain our advice prior to submitting an application can be found on our website.

Access to further information

Further guidance on Planning and Building regulation information and services can be accessed on our website and on the Planning Portal at www.planningportal.co.uk.

We strongly encourage the submission of planning applications via the Planning Portal. We also provide an online planning service on our website that allows you to monitor and review all applications we receive. This can help you keep you up-to-date with planning matters in your area.

This publication is available in large print, Braille or audio formats on request. Help is also available for people who require council information in languages other than English. Please contact us using our www.n-somerset.gov.uk/contactplanning

¹ Householder developments are defined as those within the curtilage of a house and are not a change of use or the creation of an additional dwelling or flat. Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches and satellite dishes.